066.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	696,700	/	696,700
USE VALUE:	696,700	/	696,700
ASSESSED:	696,700	/	696,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BACHE THOMAS E & MARY ELLEN
Owner 2:	
Owner 3:	
Street 1:	59 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BACHE THOMAS E -
Owner 2:	BILAFER MARY ELLEN -
Street 1:	59 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,437 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1806 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7437.000	246,500		450,200	696,700
Total Card	0.171	246,500		450,200	696,700
Total Parcel	0.171	246,500		450,200	696,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.68 | /Parcel: 385.6

Legal Description

User Acct 42135

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 09/21/18

Parcel ID 066.0-0001-0011.0

!5652!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,500	0	7,437.	450,200	696,700	696,700	Year End Roll	12/18/2019
2019	101	FV	207,600	0	7,437.	418,000	625,600	625,600	Year End Roll	1/3/2019
2018	101	FV	202,000	0	7,437.	418,000	620,000	620,000	Year End Roll	12/20/2017
2017	101	FV	202,000	0	7,437.	366,600	568,600	568,600	Year End Roll	1/3/2017
2016	101	FV	202,000	0	7,437.	334,400	536,400	536,400	Year End	1/4/2016
2015	101	FV	177,900	0	7,437.	295,800	473,700	473,700	Year End Roll	12/11/2014
2014	101	FV	177,900	0	7,437.	279,800	457,700	457,700	Year End Roll	12/16/2013
2013	101	FV	177,900	0	7,437.	266,200	444,100	444,100		12/13/2012

PRINT

Date	Time
12/10/20	20:30:42

LAST REV

Date	Time
10/01/18	15:06:21

apro

PAT ACCT. 5652

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BACHE THOMAS E,	57951-146		11/28/2011	Convenience	1	No	No		
BILAFER ELIZABE	56192-552		12/31/2010	Family	395,000	No	No		
KOVICH THERESA	25913-158		12/21/1995		92,000	No	No		A

USER DEFINED

Prior Id # 1:	42135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2007	11	Manual	13,000			G8	GR FY08	winterize sun porc

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Inspected	189	PATRIOT
4/3/2009	Measured	372	PATRIOT
11/5/1999	Inspected	267	PATRIOT
10/7/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7437		Sq. Ft.	Site		0	70.	0.86	12									450,175						450,200	

Total AC/HA: 0.17073 | Total SF/SM: 7437 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 450,175 | Spl Credit | Total: 450,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334943
Depreciation:	88425
Depreciated Total:	246518

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

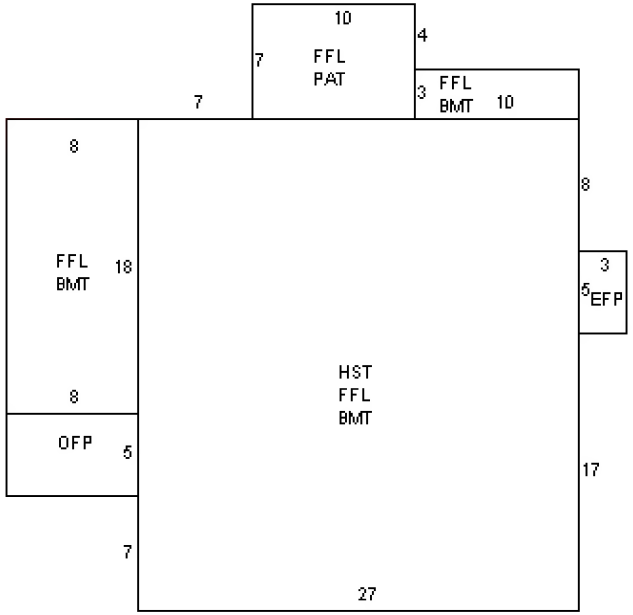
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	95.99
Final Total:	246500	Val/Su SzAd	168.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,054	141.740	149,390
BMT	Basement	984	59.100	58,158
HST	Half Story	405	107.720	43,626
PAT	Patio	70	6.000	420
OFP	Open Porch	40	44.000	1,760
EFP	Enclos Porch	15	72.590	1,089

Net Sketched Area:	2,568			Total:	254,443
Size Ad	1459	Gross Are	2973	FinArea	1806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
HST	100	UNF	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	